

Pinnacle Medical Office Building

3721 S Champions Dr | Rogers, AR 72758



FOR LEASE



PROPERTY HIGHLIGHTS

- Price - \$35.00 per SF
- TI Allowance - \$60.00 per SF
- 3rd Floor Available: 16,037 SF
- High visibility and frontage along J.B. Hunt Drive
- Close access to US-71 and Highway 49
- Across from Walmart Amp and Top Golf
- Located in the Rogers business district (Uptown) with close proximity to amenities including: hospitality, restaurants, multi-family, retail and major medical

FOR MORE INFORMATION
PLEASE CONTACT:

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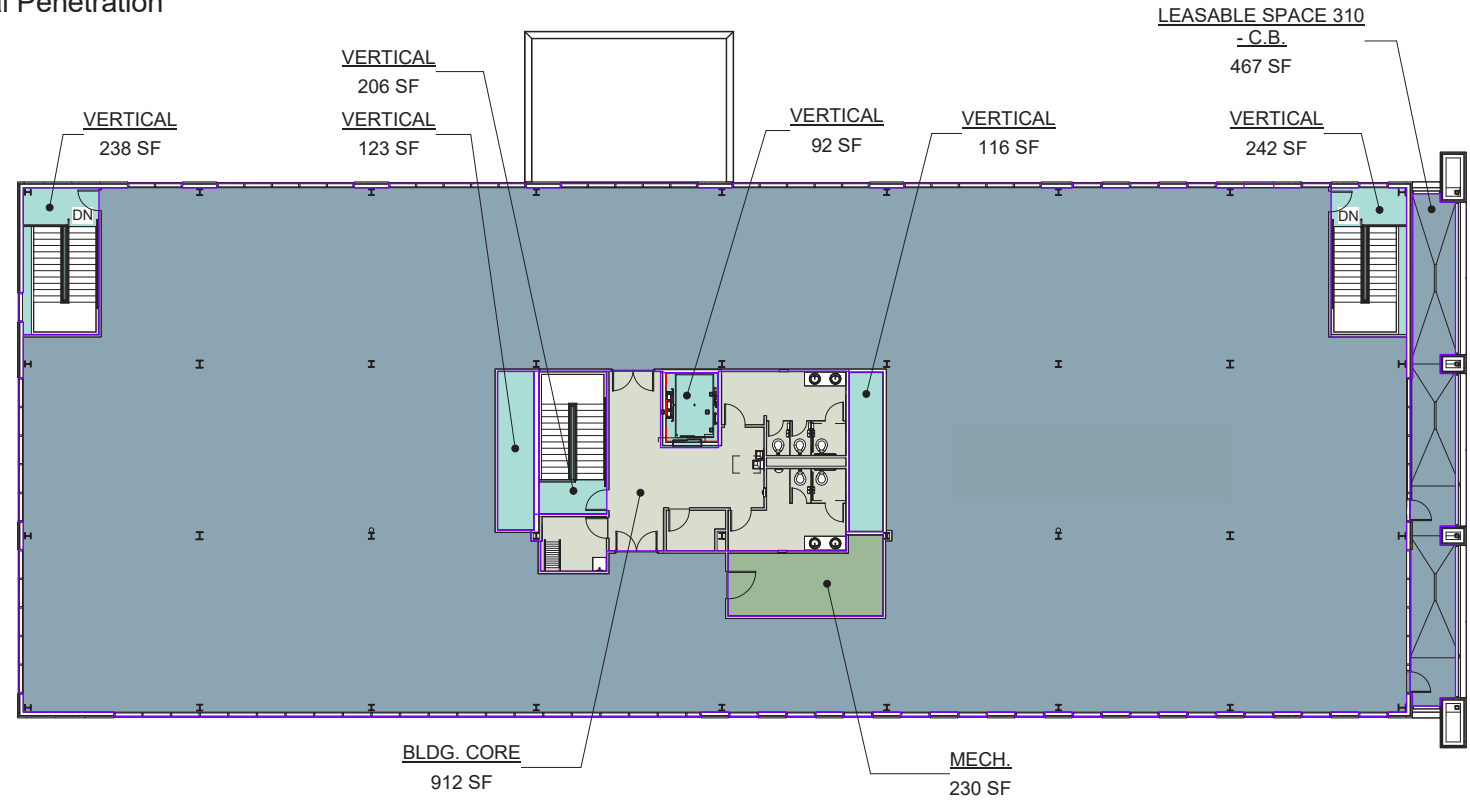
*information deemed reliable but not guaranteed

PHOTOS 3721 S CHAMPIONS DR | ROGERS, AR



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- Building Common Area
- Floor Common
- Office Area
- Vertical Penetration



3 3RD FLOOR PLAN
1/16" = 1'-0"

CHAMPIONS MEDICAL OFFICE BUILDING

03.01.2022 3RD FLOOR USEABLE / RENTABLE

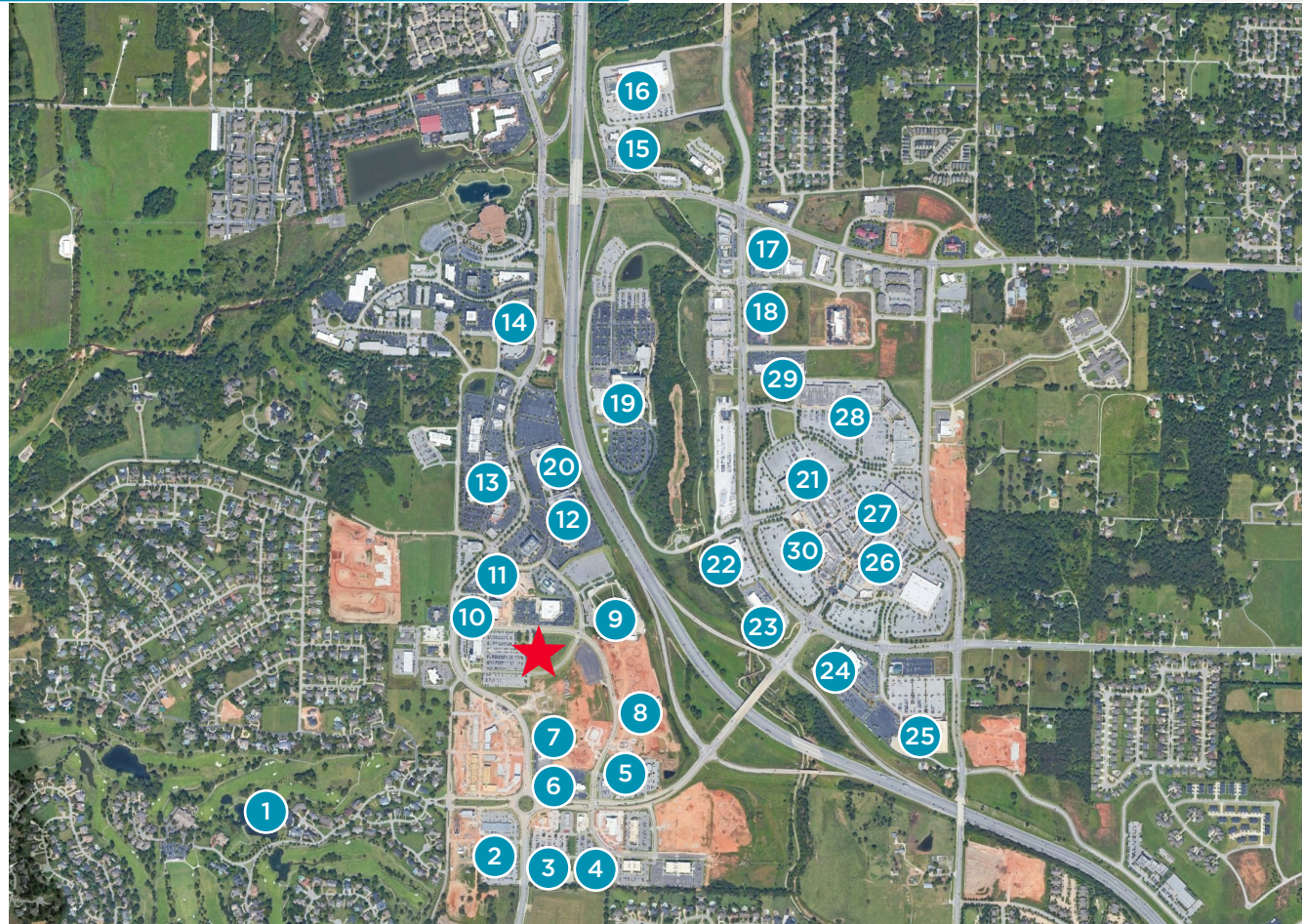


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



- | | | | | |
|--|--|--|---------------------------------------|---|
| 1. Pinnacle Country Club | 7. Tacos4Life | Debbie's Family Pharmacy | Subs, Mojitos, Bocca, TCBY, Starbucks | 25. Target |
| 2. Newk's Eatery | 8. TopGolf | 15. Red Lobster, Olive Garden, Steak n' Shake, Bariola's Pizzeria, Einstein Bros | 19. Mercy Hospital | 26. Big Orange, P.F., Chang's, Local Lime |
| 3. Walmart Neighborhood Market | 9. Walmart Amp | 16. The Home Depot | 20. Rogers Convention Center | 27. Dave & Buster's |
| 4. Fuzzy's Taco Shop, Mirabella's Table | 10. Ruth's Chris Steakhouse | 17. Walgreens, Splash, Culver's | 21. Dillard's | 28. Ulta, Old Navy |
| 5. Pei Wei, Chick-fil-A, Chuy's Mexican Food | 11. Tropical Smoothie | 18. Five Guys, Firehouse | 22. Best Buy | 29. Dickey's Barbecue, Bedford Camera & Video, Bolder Coffee, The Party Place, Subway |
| 6. 9Round, Cappricio, Lavish Nail Lounge | 12. Embassy Suites | | 23. Longhorn Steakhouse | 30. Pinnacle Hills Promenade |
| | 13. Grub's, Bonefish Grill, Cold Stone | | 24. Bass Pro Shops | |
| | 14. Lewis & Clark Outfitters, | | | |